



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Amendment
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 302 Eighth St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: Silverleaf Ventures, LLC PHONE: _____
 ADDRESS: 5321 Menaul Blvd. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Final sign-off of the Amendment to the approved Site Plan for Subdivision for Tract 1 and 2 of North Andalucia

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 1 and 2 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: North Andalucia at La Luz
 Existing Zoning: SU-1 for G-2 (23.3 ac. max), O-1 (11.7 ac. max), PRD (20 du/acre) Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): E-12-Z UPC Code: 101206220010931201 and 101206215006131202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003859
04EPC01845, 08EPC-40055, 11EPC-40074,

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 22.51
 LOCATION OF PROPERTY BY STREETS: On or Near: Located on the southeast corner of Coors Blvd. NW and Montano Road NW
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 12-1-2017
 (Print Name) James K. Strozier Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

FORM P(3): SITE DEVELOPMENT PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center (SC): Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

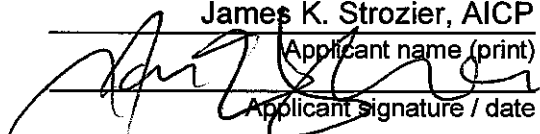
- AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05)** **Maximum Size: 24" x 36"**
- FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06)** **Maximum Size: 24" x 36"**
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozier, AICP
 Applicant name (print)

 Applicant signature / date 12/4/2017



Form revised November 2010

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

 Planner signature / date
 Project #: _____



CONSENSUS

December 4, 2017

Ms. Kim Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

RE: North Andalusia – Project#1003859; Site Development Plan for Subdivision, 17EPC-40052

Dear Ms. Dicome:

The purpose of this letter is to transmit the North Andalusia Site Development Plan for Subdivision Amendment. The project was approved by the Environmental Planning Commission (EPC) on November 13, 2017.

The Conditions of Approval and the applicant’s responses are provided below:

Conditions 17EPC-40052 Site Development Plan for Subdivision Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

Agreed, no additional conditions were provided.

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

November 13, 2017

Silverleaf Ventures, LLC
5321 Menaul Blvd. NE
ABQ, NM 87110

Project# 1003859
17EPC-40052 Site Development Plan for Subdivision Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Tracts 1-4, 5A, 5B, and 6 of North Andalucia at La Luz, zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services, located on the SE corner of Coors Blvd. NW and Montañó Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12)
Staff Planner: Michael Vos

PO Box 1293

On November 9, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1003859/17EPC-40052, a Site Development Plan for Subdivision Amendment, based on the following findings and subject to one condition of approval:

Albuquerque

FINDINGS:

1. This is a request for an amendment to the Site Development Plan for Subdivision for Tracts 1-4, 5A, 5B, and 6 of North Andalucia at La Luz, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW and containing approximately 70 acres.
2. The applicant proposes to amend the Site Development Plan for Subdivision (SPS) to remove the restriction on sign letter height for building-mounted signs while leaving an existing 6 percent limitation on area of building facade.
3. The approximately 70 acres covered by the approved SPS is part of a larger 230 acre site that was annexed into the city between 1985 and 2001. The EPC approved an SPS for the entire 230 acres in 2001. The EPC also approved a zone change for the entire 230 acres that established the existing zoning on the site. That SPS was amended in 2003 to replat tract 1 into 5 separate tracts and in 2005 to divide the site into Andalucia at La Luz and North Andalucia at La Luz. The 2005 amendment was appealed and was remanded back to the EPC by the Land Use Hearing officer in order to allow the EPC to create a more thorough record and make findings regarding traffic and proposed streets.
4. The signage restriction was self-imposed through the SPS and no findings or conditions of the 2005 approval of the SPS were specific to the limitations on signage.
5. Development on the site is subject to the requirements of the Site Development Plan for Subdivision.

OFFICIAL NOTICE OF DECISION

Project #1003859

November 9, 2017

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6. The requested amendment would result in a signage requirement that is consistent with and still more restrictive than any of the underlying referenced zones. By removing the letter height restriction and relying on the 6 percent façade area limitation, signs may be more appropriately scaled to the size and design of buildings and will be more visible and useful to customers of the shopping center.
7. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The site is within an area of change designated by the Comprehensive Plan:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Removal of the restriction on sign letter height and relying only on the existing 6 percent of the façade area allowance for building-mounted signs will allow for more appropriately scaled signs based on the size and design of the buildings on the site while maintaining an appropriately low total amount of signage that protects the cohesiveness of the neighborhood, thus furthering Policy 4.1.2 Identity and Design.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 because it allows more flexibility in development of the subject site, which is located in an Area of Change.

9. The site is within the West Side Strategic Plan and within a Community Activity Center:
The West Side Strategic Plan does not address signage restrictions generally or within the Taylor Ranch Community policies. The request will facilitate appropriate development of the Community Activity Center, so the request is consistent with the West Side Strategic Plan.
10. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan:
The Coors Corridor Plan is concerned about views and obstructions of those views, so certain limitations are placed on the height and area of freestanding signs throughout the corridor, as well as on certain sign features. The plan does not address letter height for building-mounted signs. The proposal to delete the letter height restriction and rely on the six percent façade area limitation should still complement the appearance and function of the roadway and corridor by allowing building-mounted signs to correspond to the size of the buildings they are on and allow for improved viewing from appropriate locations. The request is consistent with Signage Policy 1.
11. The La Luz Landowners Association and the Taylor Ranch Neighborhood Association were notified of the request, as well as property owners within 100 feet of the subject site. No facilitated meeting was requested nor held. No comments regarding the signage request have been received.

CONDITION OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including

OFFICIAL NOTICE OF DECISION

Project #1003859

November 9, 2017

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how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

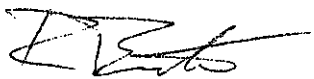
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

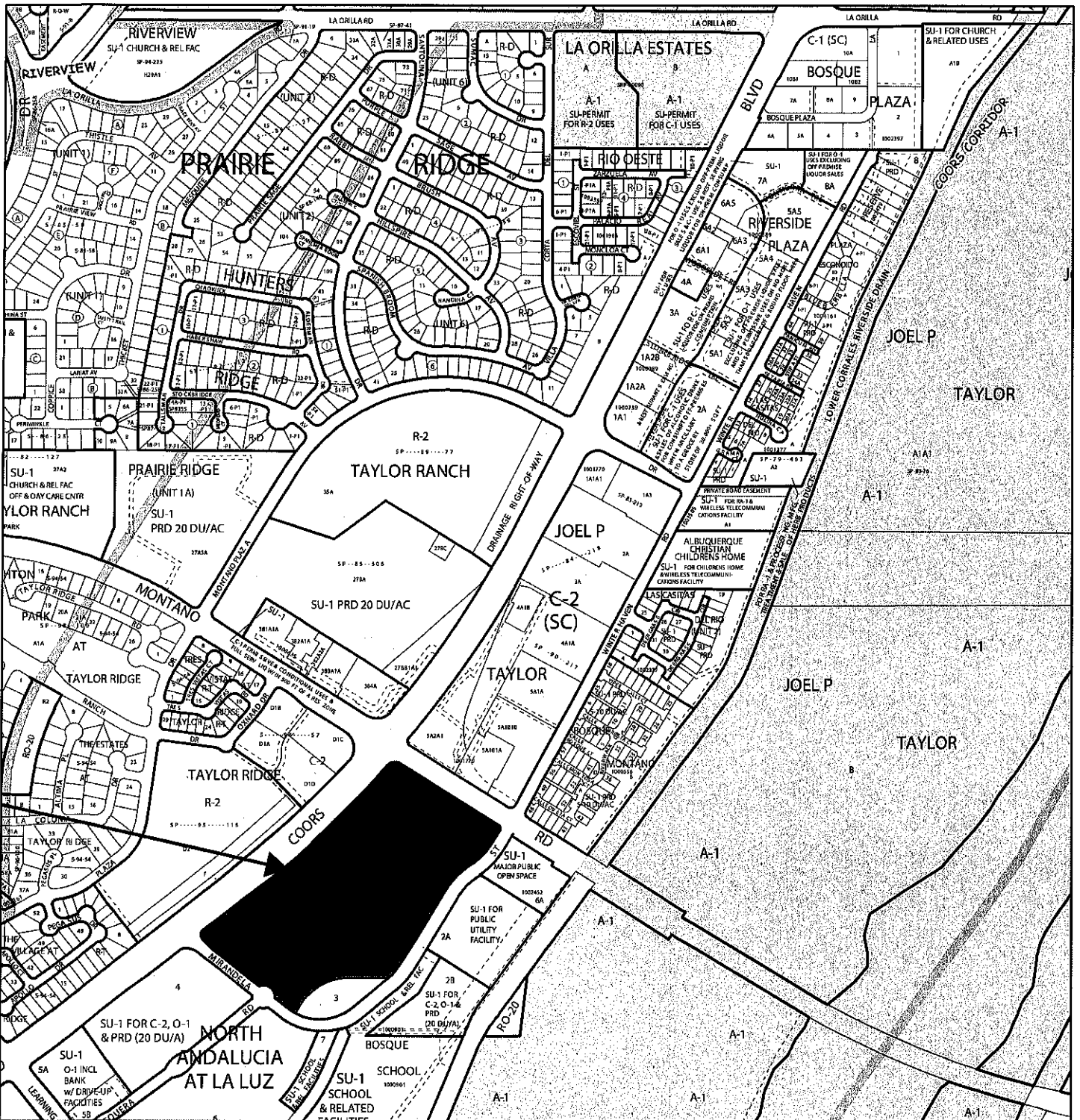
SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


For Suzanne Lubar
Planning Director

SL/MV

cc: Silverleaf Ventures, LLC, 5321 Menaul Blvd. NE, ABQ, NM 87110
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
La Luz Landowners Assoc. Britt Quisenberry, 1A Loop One NW, ABQ, NM 87120
La Luz Landowners Assoc. Jonathan Abdalia, 6 Tumbleweed NW, ABQ, NM 87120
Taylor Ranch NA, Jolene Wolfley, 7216 Carson Tr. NW, ABQ, NM 87120
Taylor Ranch NA, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Westside Coalition, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114
Westside Coalition, Gerald Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120



For more current information and details visit: <http://www.cabq.gov/gis>

